

LAND

SUBLEASE

AVAIL SF: 139,392ACRES: 3.20ADDRESS 1603 CHAPIN RD, MONTEBELLO CA ZIP 90640

24 Dock High Loading Doors
Excellent Montebello Location
Close to (5) Fwy/ Secure Trucking Facility
With 8,601 SF Covered Cross Dock
Can be Combined with 1605 Chapin Rd.
For 8 Acres of Truck Storage

LEASE RENTAL \$ 33,454 /mo Gross _____ Net 0.240 Term 5-10 Years, Sublease thru
 SALE PRICE \$ NFS Price/SF \$ _____ Tax \$ TBD Yr 2011-2012
 Possession VERFY Assessor's Parcel # 6365-039-007
 Avail SF 139,392 Fenced Yes Paved Yes Rail NONE
 Min. SF 139,392 Bldg(s) SF Description 8,601 SF of CVRD X-DK
 Net Avail SF 139,392
 Land Description Paved and fenced, existing cross dock, office.

Sewer Lines Y Water Lines Y Gas Lines Y Thomas Bk Pg# 636-C6 Zone M2
 Utility Comments All utilities to site paved/fenced, existing cross dock and office for LTL operations.
 AGENT Peter Bacci (323)767-2022 Region C Listing # 1252532
 FIRM Lee & Associates 02/03/12R

FTCF CB200N000S000/AOAA Notes Terms: 5-10 Yrs. Bldg description: 8,601 SF cross dock facility. Special Feature: Paved Yard. Office: 3,500 SF

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
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